

**WHITE HORSE PARK COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
21 April, 2018
10:00AM**

Call to Order – The meeting was called to order at 10:05 AM by President Pat Heath.

Pledge of Allegiance

Meeting Procedure - President Heath explained that the Lot Owners' open forum would be before the Board vote on open issues so that the Board would have the opportunity to hear lot owners' concerns before they voted.

Introduction of Board Members

President	Pat Heath
Vice President	Ed Webb (excused)
Treasurer	Tom Molyneaux
Secretary	Brian Fenstermacher
Member	Maria Castellano

Property Manager's Report – Ted Gajewski reported:

- 1 - I have booked Showell School for the Annual Meeting on Saturday June 30th at 10:00 AM. BOD resumes must be submitted by May 15.
- 2 - The Marina is open. The main dock was pressure washed and had water seal applied.
- 3 – The ice machine has been stocked. Ice will be the same price as last year - \$2.00 per bag.
- 4 – Both laundry rooms are open. The bath rooms in bath house #1 are open. The bath rooms in #2 should be open this week.
- 5 – The roll off dumpster will be here the first week of May. We will have it for about 6 weeks. Please do not put regular trash in the roll off. Likewise, please do not put large items in the regular dumpsters. There are two dumpsters that are roped off – please do not use them.
- 6 – The engineer sent the specs for the pipe to us. Even though the permits are not all finalized, he said that we can start shopping for a contractor. I'll start that process next week.
- 7 - The electric for common ground was high this past quarter. Work was being performed in the bath houses with grinders and heaters. Concrete was

being patched. This caused the common ground electric to be higher than normal.

Approval of Minutes – The minutes of the March meeting were on the tables for review. There being no additions or corrections, Tom Molyneaux made a motion to accept the minutes, second by Maria Castellano. Motion carried.

Treasurer's Report – Tom Molyneaux highlighted the various figures on the report. It was noted that money will be added to the Marina Operations checking account to bring the balance up to \$10,000. The \$132,293 WHP Operations (Marina) is the amount owed to the park. This balance is reduced by roughly \$2400 every month. Brian Fenstermacher made a motion to approve the Treasurer's report, second by Maria Castellano. Motion carried.

Committee Reports

ECC – Craig Small reported that they had 19 applications; 95% were approved. There were problems with some of the drawings. One was for over 2000 square feet of concrete with a drainage plan to drain to back of property. If you submit an application, include a drawing of the property with dimensions. Also include everything you are going to do. Nothing can be on common ground. Be careful moving propane tanks. After 15 years you need new tanks. Inspections will be conducted from the middle to end of June. Barbara Price commented: Committee wants approval for when to start inspections. Pat heath responded: Board will meet with ECC after the meeting.

Clubhouse – Pat heath reported: No committee. No one has come forward; so there won't be a Memorial Day picnic.

Marina – Phil Wood reported: Not much is going on. A few boats are in the marina.

New Business

New Fines - Pat Heath commented: We had a lot of discussion about renters and big vehicles. We had used our regular fines in the past. New proposed fine for trucks is \$250 every 2 weeks. I will call Mr. Almond to see if we could tow the vehicles. I hope this will cure this. We will revise all fines before the annual meeting. We can't raise fines on renters only.

Cable Increase - Pat Heath commented: We create our budget in January. The cable company does theirs in April. They just notified us that

the new cost is \$228/year. Everyone will need to pay the additional \$28 by 6/15. Ted will send a letter to everyone. Maybe Bud can call and get more channels. Bud Hefflin – Lot 355: Suggested calling Direct TV as alternate supplier.

Tree Trimming - Pat Heath explained: The tree trimmers had an accident with the fence. They will be paying to repair it. They cut down very large pine trees.

Road Repairs - Ted Gajewski explained: We are having 3 places repaired where we had to cut the road for water repairs. There are also a lot of cracks that will be sealed with tar. The total cost is \$5800. We have money left over from last year's budget to cover these expenses. Pat Heath commented: We didn't want to wait to do the road repairs.

Unfinished Business

Storm Drain – A drawing from the engineer was posted for viewing. Ted Gajewski explained: There are 2 ways we can fix the storm drain.

- 1) Slip pipe. The slip pipe will not be corrugated. It is smooth. They slip the pipe inside the existing pipe and fill with it with grouting. There is a paper on the table explaining why the county won't get involved.
- 2) Open up the road and replace the pipe.

We want to use the slip pipe option because it is less expensive.

BOD Elections - Pat Heath explained: There are 3 positions open; two 3 year terms and one 1 year term. No applications have been received yet. If interested, send your resume to the office. Ted Gajewski commented: The deadline is May 15. However, if you get it in by the end of April, we can get your resume in the May newsletter.

Lot Owners' Open Forum

JoAnne Page –Lot 48: There was an article in the paper about the water costs increasing. It mentioned White Horse Park. Pat Heath responded: We have not seen an increase yet. The park operates on \$90 per month. We pass the water costs on to owners.

Brad Weber –Lot 204: On the subject of fines; the lawyer will only collect dues and late fees. When can we recommend to an owner to get rid of their renter? Pat Heath responded: We do recommend it. There is nothing in the bylaws against renters. We would need 2/3 of the owners to approve a change to the bylaws. We are considering establishing higher fines if the

police are called. If you don't call the police, you are condoning what they are doing. Tell everyone who has a bad neighbor to call the police. Owners are notified if the police are called.

John Dehne - Lot 308: How many rounds does security make? Ted Gajewski responded: Every 2 hours. John continued: You should film what you see so you have proof. Pat Heath commented: Only a few houses are causing trouble.

Karen Boon- Lot 200: You said that's where the disconnect is because the fines are too low. You need to collect the fines. Pat Heath responded: If we have to fine them and they don't pay, we will file a lien on the property. A lien will get their attention. Karen added: Thanks Tom for the nice job on the website.

Bud Hefflin – Lot 355: The tree removal truck is the only vehicle he has. We should cancel his gate pass. Pat Heath responded: Maybe we should tow it.

Bonnie Harnly – Lot 80: The article about the water was in OC Today. I am not sure if it an old rate hike or a new one.

Barbara Price – Lot 211: Asked about the big trucks. Pat Heath responded: Lot 18 has the tree removal truck. He takes his children to school. It took us 2 years to get the lot owner to fix his shed. Ted can check if we can tow it.

Bud Hefflin – Lot 355: Made a motion to raise the fine for trucks to \$500/month. Brian Fenstermacher commented: Board is planning on changing fine to \$250 every 2 weeks; so that would get us \$500/month.

Barbara Price – Lot 211: Is the tree trimmer available to owners? Ted Gajewski responded: Yes. You can call Clearwater yourself. Pat Heath commented: Last time Sue arranged it. Now you can arrange it on your own.

Chuck Delmartin – Lot 195: I don't mind renters for a season. Over the years full time renters have been a problem. When I came down I found a big bag trash. You will probably end up putting a lien on these properties.

Norm Ross – Lot 270: What determines the vehicles that are not allowed?
Pat Heath responded: 1 ton, F350 and Hummers are OK. Bigger is a problem.

Craig Small – Lot 354: Asked Tom if the rules are posted on the website.
Tom Molyneaux responded: Yes they are.

Karen Boon- Lot 200: The words “lien against house” is the most positive thing I have heard.

Board Vote on Open Issues

A motion was made by Maria Castellano to increase the fine for prohibited vehicles parking in the park to \$250 every 2 weeks. Second by Brian Fenstermacher. Motion carried.

Adjournment – The meeting was adjourned at 11:04 AM.

Respectfully Submitted,
Brian Fenstermacher
Secretary